

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:

5171 CAMPBELLS, LAND CO., INC.	Bankruptcy No. 19-22715-CMB
Debtor,	Chapter 11
5171 CAMPBELLS LAND CO., INC.,	Document No.
Movant,	Related to Doc. Nos. 153 & 235 , 365
vs.	

**GERALD R. FRY CO., INC., FIELD
CLUB COMMONS ASSOCIATES, LLC,
ASCENTIUM CAPITAL, LLC, IEMFS,
Ltd. d/b/a GSG FINANCIAL, HITACHI
CAPITAL AMERICA CORP., TRI STATE
EQUIPMENT CO., INC., WESBANCO
BANK, INC., STORE CAPITAL
ACQUISITIIONS, LLC, STORE
MASTER FUNDING XIII, LLC,
US FOODS, INC., VISION FINANCIAL
GROUP, INC., PENNSYLVANIA
DEPARTMENT OF REVENUE, THE
NEW YORK DEPARTMENT OF TAXATION,
THE OHIO DEPARTMENT OF TAXATION,
AND THE INTERNAL REVENUE SERVICE,**

Respondents.

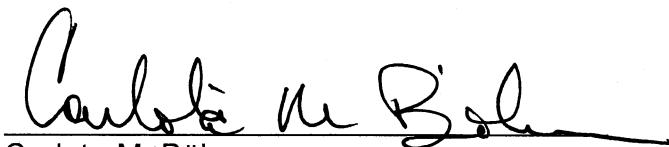
ORDER OF COURT

It is hereby **ORDERED, ADJUDGED and DECREED** that the Order of Court (A) Approving Sale of Personality Free and Clear of All Liens, Claims and Encumbrances; and (B) Approving Assumption and Assignment of Debtor's Land Leases with Gerald R. Fry Co., Inc. and Field Club Commons Associates, LLC entered on September 5, 2019 at Doc. No. 235 is modified as follows:

A. Paragraph 8 shall be replaced with the following:

8. The terms of the sale are fair and reasonable and in the best interest of this Estate. Accordingly, it is hereby **ORDERED, ADJUDGED** and **DECREED** that pursuant to 11 U.S.C. Sections 363(b) and (f), the Sale Motion is Granted and the sale under the terms and conditions set forth in the August 22, 2019 email (attached to Motion as Exhibit A) as modified herein by and between 5171 Campbells Land Co., Inc. ("Seller") to Webster ("Buyer") be, and hereby is, **Approved**. The August 22, 2019 terms and conditions are specifically modified to reflect a total purchase price of \$130,000.00 provided that payment is made in full by January 7, 2020. In the event that payment is not made in full by January 7, 2020, the total purchase price shall be \$160,000.00 with payments to be made as set forth in the August 22, 2019 terms and conditions. The sale is free and clear of any and all liens, claims, and encumbrances, specifically those liens, charges, claims and/or encumbrances of the Respondents herein. William T. Kane in his capacity as the President of the Debtor has the power and authority to execute all closing documents and otherwise consummate and implement the Sale Transaction and irrevocably and forever bind the Debtor thereto.

Date: January 6, 2020



Carlota M. Böhm
Chief United States Bankruptcy Judge

FILED
1/6/20 1:16 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA